



Topic Name: What's your vision for east Arapahoe?

Idea Title: I strongly prefer that any new buildings be limited to 3 stories

Idea Detail: I believe that the views of the foothills should remain as unobstructed as possible. Also that any new buildings should be set back fairly far from the sidewalk for aesthetic purposes.

Idea Author: David M C

Number of Seconds 0

Number of Points 33

Number of Comments 3

Comment 1: This is one of the ugliest streets in Boulder I don't think there is a single aspect of it that should be preserved. Deep setbacks with parking lots are the ugliest pattern of development I can imagine. | By Jim M

Comment 2: I just returned from hiking the Teller Lake trail and the view as you top the hill heading west around 70th or so is spectacular. However, as you get closer in around Cherryvale to the west there really isn't that great of a view and it is easy to see because Arapahoe is so wide. Boulders 55 foot height limit came about because that is roughly the size of mature trees and the trees are what limit the view. There is nothing wrong with nodes of four story buildings, but O agree the cookie cutter architectural is pretty bad. | By David B

Comment 3: I agree with the set back suggestion, and would like to limit the height to 2 stories for the new vibrant East Arapahoe. The much applauded Boulder Junction with its canyons of apartments and pavement does not look like progress to me. Please do not allow this sort of compromise dictate the future appearance of our lovely town. And please do not replicate these architectural mishaps on East Arapahoe. | By Susan B

Idea Title: East Arapahoe does not need any more Storage Units

Idea Detail: It's my understanding that developers have been trying to add more housing along Arapahoe for the past 6years or so , for what ever reason it isn't happening.

It has come to my attention that the property across the street from the golf course will now be more "Storage units" because of difficulties for housing approvals.

Is this the cities idea of Envision East Arapahoe, is this what we want across the our golf course? It seems we would want people across the street, being able to use this facility that



seems to me under utilized.

Don't let these last large parcels of land slip away on Arapahoe to more of this type of use, they will be gone for decades.

Idea Author: craig F

Number of Seconds 0

Number of Points 29

Number of Comments 0

Idea Title: Make Arapahoe safer for bicyclists--protected bike lanes

Idea Detail: The multi-use path along Arapahoe east of Foothills often has poor visibility from the road and/or side streets. It does not feel safe traveling at bicycle speeds near intersections. Protected bike lanes similar to those on Baseline near Williams Village would make the road safer and more accessible to bicyclists.

Idea Author: Bob P

Number of Seconds 0

Number of Points 26

Number of Comments 1

Comment 1: When cyclists are forced on the sidewalk it is very difficult for them to see vehicles and for the vehicles to see them. Whenever I bike down the north side of East Arapahoe I assume I'm going to be hit at every intersection, not because anyone is doing anything wrong, simply because those of us on two and four wheels can't see each other very well. Multi-use paths are fantastic but have no business being placed along a road with turning cars.

I know of someone who was east bound turning left on to 48th but had to stop mid intersection because there was a cyclist on the multi use path legitimately crossing 48th st. The driver was hit by an oncoming car and issued a ticket. The ticket was later rescinded because the police admitted there was "no way the driver could have seen the cyclist." The Arapahoe multi-use path is not safe for anyone. | By Zach S

Idea Title: Better connected shopping areas with fewer strip malls



Idea Detail: There are several strip malls along this corridor that are not well connected for bikes or cars and feel outdated. I think there must be another format that would serve our community better.

Idea Author: Lieschen G

Number of Seconds 0

Number of Points 20

Number of Comments 1

Comment 1: Strip malls were made to be torn down, rezone East Arapahoe to 5 stories and the strip malls will change "format".

| By Jim M

Idea Title: Build car-free housing for Boulder residents without cars.

Idea Detail: Thousands of people in Boulder do not own cars yet they are forced to pay for parking when they purchase or rent housing. Mixed use housing should be built in East Arapahoe offering the option of units without bundled parking, allowing car owners to pay for the parking they use, and allowing people without cars to avoid paying for parking they don't use.

Idea Author: Tom V

Number of Seconds 0

Number of Points 15

Number of Comments 0

Idea Title: Bus service up 55th for residents who live south of golf course.

Idea Detail: Bus service is hard to use when it's more than 1/2 mile to the nearest bus line.

Idea Author: Laine G

Number of Seconds 0

Number of Points 14



Number of Comments 0

Idea Title: Make East Arapahoe a boulevard from 55th to 75th street

Idea Detail: Not that Boulder is Paris, but boulevards distinguish a city's arteries. Even more so with trees

Idea Author: Stanley G

Number of Seconds 0

Number of Points 13

Number of Comments 0

Idea Title: Build car-free housing, to Boulder residents who don't own cars.

Idea Detail: Thousands of Boulder residents do not own cars, yet they are forced to pay for mandated parking in the buildings they purchase or rent. How regressive to force everybody to pay for parking whether or not they use it. In East Arapahoe new mixed used development should have covered bike parking and any automobile parking paid for only by those who use it.

Idea Author: Tom V

Number of Seconds 0

Number of Points 13

Number of Comments 0

Idea Title: What's wrong with the way things are?

Idea Detail: If I wanted to live in town, I would. More development means more air pollution, more noise pollution, more light pollution, more traffic, more people - all things I wish to avoid living east of 55th St. Who asked the city council to make changes in the first place? These changes, not enhancements, will directly and adversely affect my life. Will it do that for any of the city council members promoting this?

Idea Author: Andrew J



Number of Seconds 0

Number of Points 12

Number of Comments 3

Comment 1: I agree with Andrew's original post. There's nothing wrong with our neighborhood. Please stop trying to "improve" it. | By Rachel B

Comment 2: Ah yes. I have mine so please roll up the streets behind me and hermetically seal my sanctuary. I've lived here for 35 years back when Boulder was still building single family sprawl housing like Meadow Glen, Country Meadows, Shanahan Ridge, etc. In that time the Denver metro area has doubled in population and so has Boulder. The only constant in life is change. We need to decide how to best manage that change. | By David B

Comment 3: It need better streetscaping to welcome people to Boulder. | By Felicia F

Idea Title: Lets not repeat the mistakes of Boulder Junction

Idea Detail: I do not want to see endless 4 story apartments buildings, turning Arapahoe into another "Pearl Canyon". I think the south side of Arapahoe should be left much as it is from 38th St. west to 75th. The north side from Conestoga to S. Bldr. Creek is ready for some re-development into mixed use, especially east of 55th St. The idea of buses running down the middle of Arapahoe similar to Denver's 16th St. seems totally unrealistic, given that there will still be auto traffic on Arapahoe. Busses crossing the auto lanes to the curb will further congest the traffic flow. Do not install useless 8 ft. wide sidewalks as was done between Folsom & 28th St., and east of 63rd St. Integrate the bike lanes into the sides of the auto lanes. Bicyclist using sidewalks do not pay attention to turning autos. In any case, I rarely see pedestrians or bicyclists any where along Arapahoe.

Idea Author: Archie S

Number of Seconds 0

Number of Points 12

Number of Comments 2

Comment 1: I largely agree with the original post. I don't feel that staff hasn't done a good job explaining the bus concept; I think many of us simply don't see the need for expanded bus



traffic, which would not be necessary unless high-density housing was added to the area, which many of us do not support. | By Rachel B

Comment 2: The southeast corner of 55th and Arapahoe is the perfect spot for low impact dense multi use redevelopment. It is surrounded by the golf course, has fire station and there is already a large apartment complex. The existing uses are generally old single family homes that have been converted to businesses.

Bus rapid transit on an arterial street is not at all like the 16th St. Mall shuttles. BRT isn't slow and doesn't stop every block. The BRT busses wouldn't cross to the curb, they would stop at stations in the median and the passengers would cross the street as pedestrians. Staff has obviously not done an acceptable job of explaining this concept to the general public. | By David B

Idea Title: East Arapahoe..A place to restore and replenish

Idea Detail: Perhaps there is also the opportunity to create a small native botanic garden as part of the Golf Course Flood water mitigation project, a sculpture garden or public art venue.. Or a walkable Labarynth? An educational Water garden that stresses the importance of conservation of our resources. Create affordable artist studio space on east Arapahoe.

Perhaps Naropa could advise on a public meditation center...

The recent "calming" of traffic along Cherryvale should be kept in mind while developing ideas for this area. Clearly the residents of this residential neighborhood would like to retain the quiet peaceful nature of this once semi-rural area of Boulder County!

Idea Author: Susan B

Number of Seconds 0

Number of Points 12

Number of Comments 0

Idea Title: Wildflowers and nature

Idea Detail: I moved to the east side because it was calm and I could view wildlife. Now I have a huge hospital across the street from me and I can't get out on Arapahoe without risking my life due to all the traffic. Please, no more traffic, no more cheap, squeezed together, compact housing. Give us dog parks, walking paths and other opportunities to connect with nature. No more cement and congestion. There are plenty of restaurants and stores in Boulder. We can go there when we need to shop or want to eat out. There's lots of new housing in town. Let's not turn into Los Angeles.



Idea Author: Kathy S

Number of Seconds 0

Number of Points 12

Number of Comments 1

Comment 1: There should be a category in the ratings for "I don't like it." I am not really neutral at all, I disagree. The hospital will continue to grow as more of us get older and have more health problems. Hospitals also are large employers of modest wage positions that could benefit greatly from affordable housing nearby, even if they chose to drive a mile or two rather than walk, bike or bus. | By David B

Idea Title: Add middle income housing that appeals to families

Idea Detail: But design and implement in such a way to not drive out light industry. Land uses should be integrated and diverse.

Idea Author: Deryn W

Number of Seconds 0

Number of Points 11

Number of Comments 0

Idea Title: Add cheap artists/makers warehouse rentals to Resource 2000 yard

Idea Detail: Marijuana grow operations are driving up the costs for warehouse spaces. Artists, inventors, and makers are being forced to rent workshop spaces in far away places like Denver and Golden. I think it would be nice to add a large warehouse to that empty field at the Resource 2000 yard. It could be subdivided into many smaller studio spaces to be rented out. It could have a separate access so it could be used outside of Resource 2000 hours. During Resource 2000 open hours, the artists and makers could grab cheap materials! There could be a special display/purchase area in Resource 2000 highlighting the best creations. We need more spaces to create!

Idea Author: W E



Number of Seconds 0

Number of Points 11

Number of Comments 2

Comment 1: Especially for students. | By Felicia F

Comment 2: Great idea. Keep artists in Boulder. | By Felicia F

Idea Title: Arapahoe Ave. tunnel with paths, wildlife corridor, etc. above

Idea Detail: Put Arapahoe Ave. underground (through a tunnel) for at least a few hundred feet, preferably near 55th St., and put walkways, a bike path, a wildlife corridor, gathering places, greenery, art installations, etc. on top to serve as a connection between areas north and south of Arapahoe Ave. and to serve as an anchor for a destination spot for the area.

Idea Author: Don P

Number of Seconds 0

Number of Points 10

Number of Comments 1

Comment 1: Bad idea. This would be a senseless waste of money | By David B

Idea Title: Respect the wishes of the area residents

Idea Detail: May residents of the small neighborhoods east of 55th, Old Tale Road, the Reserve and Simmons Drive, among others, are happy with our peaceful part of town and have NO desire for a 'vibrant' new landscape that includes more development, traffic, housing or other major changes. Our light industrial neighbors are largely good neighbors and we do not want to see them displaced. We are concerned about flood preparation and mitigation, but do not wish to see the golf course torn down. Please don't force YOUR vision on those of us who already live in the area. Thank you.

Idea Author: Rachel B

Number of Seconds 0



Number of Points 8

Number of Comments 0

Idea Title: Better bike and pedestrian access along Arapahoe

Idea Detail: I hate biking along Arapahoe, and avoid it despite the number of great places that have popped up recently (Wild Woods, Bru, etc.).

- Bike paths are poorly labelled
- Sidewalks only exist in some places and can be quite narrow even when they do exist
- There are a LOT of driveways with cars entering and exiting

My few experiences as a pedestrian along Arapahoe aren't much better. Businesses are quite far apart, sidewalks come and go, and bus stops aren't aligned with businesses (try getting to Avery by bus).

- * I'd love to see bike routes that are clearly marked and protected from traffic.
- * Make sidewalks wider and make sure they're continuous along the length of the street.
- * Add additional bus stops so pedestrians don't have to walk so far to reach restaurants and other businesses.

Idea Author: Jackson F

Number of Seconds 0

Number of Points 8

Number of Comments 0

Idea Title: I would like to see some public art!

Idea Detail: It seems like in all of these Envision plans around Boulder/Louisville a creative component is missing. If there is anything that can inspire and engage the public it is art. I believe we can create installations that involve the community and bring a level of curiosity and pride to the area.

Idea Author: Dawn D

Number of Seconds 0



Number of Points 8

Number of Comments 0

Idea Title: Can we bring back the Pearl Trolley

Idea Detail: Given Boulder Junction on Pearl, can we run a trolley from this East Arapahoe into downtown for all the employees who travel by transit to Boulder everyday.

Idea Author: Ryan M

Number of Seconds 0

Number of Points 8

Number of Comments 0

Idea Title: Go slowly. What we have works pretty well.

Idea Detail: City staff's current view of what might be good in 5 or 10 years may be correct -- or may be entirely misplaced. I don't want to see the East Arapahoe corridor micromanaged now for the next decades. If there are slight changes, that's fine, but go slowly.

Idea Author: Brad P

Number of Seconds 0

Number of Points 8

Number of Comments 0

Idea Title: Build sustainable, complete, bike/walk friendly areas in Boulder

Idea Detail: Increased density is very effective at preserving natural resources globally. Dwellers of dense, urban environments use less energy and resources on average than those in less dense environments. See <http://tinyurl.com/lynnces> for evidence. In a democratic society, all citizens should be able to choose to live in Boulder, not just "those who arrived first". The best kind of density is "self-sufficient" density where dwellers can meet most of their needs for commerce, entertainment, food, etc within a walkable distance.

Therefore I suggest that East Arapahoe be developed with this in mind. Specifically, create



mixed-use development that allows residential, office, retail/restaurant all within very close proximity. Increased density is a positive as long as new residents don't have to drive to other areas of Boulder to fulfill their needs/wants. Zone East Arapahoe appropriately and don't compromise this with developers just to foster development. Zone it and they will come.

Idea Author: tim N

Number of Seconds 0

Number of Points 8

Number of Comments 1

Comment 1: I respectfully disagree. The current residents, many of whom chose the quiet area east of Arapahoe specifically because it was not a dense, urban environment are not just 'those who arrived first' - they are the lifeblood of the current community. If we don't want high-density, we should not have it forced on us simply to please a bunch of people who don't live here...and to make the developers rich. | By Rachel B

Idea Title: Road updates east of Cherryvale

Idea Detail: Now that the city has spent a huge amount of money re-doing the road east of Cherryvale, how about letting people use it in a more efficient fashion? Get rid of the bus lanes, it needs to be four lanes east of 63rd. The eastbound "turn only" at 63rd goes nowhere, while access to the ReSource Yard and the Ed Center is no easier than it was prior to reconstruction. MAKE THE ROAD FOUR LANES OUT TO 75TH . Choking it down to two lanes at 63rd is a ridiculous way to manage traffic.

Idea Author: Jeff P

Number of Seconds 0

Number of Points 7

Number of Comments 0

Idea Title: More commercial enterprises, e.g. small grocery, restaurants...

Idea Detail: East Boulder would benefit from a small grocery market (think Ideal) located near 55th and Arapahoe. This would leverage the coffee shops, small restaurants, and other shops beginning to surface in the area. The recent expansion of the Boulder Community Hospital will



provide the customers necessary to support such a community. The current East Boulder neighborhood is stale and would benefit from some revitalization.

Idea Author: Mark M

Number of Seconds 0

Number of Points 7

Number of Comments 0

Idea Title: Rezone the whole corridor to 5 stories

Idea Detail: There isn't really a nice building on the entirety of East Arapahoe and Boulder needs to grow somewhere...Arapahoe has good connectivity to major highways and services and big building won't block anybody's views of the hills.

Idea Author: Jim M

Number of Seconds 0

Number of Points 4

Number of Comments 0

Idea Title: No more Supersizing Boulder! No more height exemptions!

Idea Detail: We can't go back from the ugly 55ft cement soviet block housing of Boulder Junction. Do repeat that mistake along Arapahoe.

Traffic is already maxed out on this road. Adding thousands of more jobs and residents will just throw it into complete gridlock. This "New Urbanism" trend doesn't work for Boulder. Let Denver have it.

No more 55ft Exemptions. No more setback back exemptions. No more cement paths counting as green space. We don't want another wall of tall buildings.

Listen to the citizens of Boulder, not the outside Developers!

Idea Author: Stephen H

Number of Seconds 0



Number of Points 4

Number of Comments 0

Idea Title: We already are plenty connected, resilient and vibrant!

Idea Detail: Our neighborhood is wonderful the way it is. What we don't need is high-density housing and business out here. We chose to live here because it isn't like downtown Boulder. Please don't build more of the same -- more 5-story apartments and "mixed-use" developements. That would be sadly counter to the uniquely quiet, rural feeling of this neighborhood.

Idea Author: Leah B

Number of Seconds 0

Number of Points 4

Number of Comments 0

Idea Title: Easy public transport route to the Table Mesa PnR

Idea Detail: its pretty difficult to get to the TM PnR to take the DIA bus. Also increasing the frequency of the JUMP would help

Idea Author: Karen C

Number of Seconds 0

Number of Points 3

Number of Comments 0